



The final plat is consistent with the approved preliminary plat, Resolution No. 17-043 as amended and approved by the City Council on April 6, 2017.

By motion, approve the Resolution.

Zoning and Location Map  
Final Plat

**WHEREAS**, an application has been filed by Minnesota Amateur Sports Commission and Independent School District No 16 as subdivision Case File No. 20-0024; and

**WHEREAS**, said case involves the division of land in Anoka County, Minnesota, described as follows:

LOT 2, BLOCK 1, AND OUTLOT A, INDEPENDENT SCHOOL DISTRICT 16, ANOKA COUNTY MINNESOTA

AND

LOT 1, BLOCK 1, INDEPENDENT SCHOOL DISTRICT 16, ANOKA COUNTY, MINNESOTA.

**WHEREAS**, the Blaine City Council granted preliminary plat approval on April 6, 2017, subject to the stipulations as contained in Blaine City Council Resolution No. 17-043; and

**WHEREAS**, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that final plat approval for Independent School District 16 Second Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. The existing north driveway for the staff and bus parking lot west of the school to continue to be used as a right-out exit only onto Davenport Street. The existing middle driveway shall only be used for access by buses, school staff and NSC use. Signage shall be installed noting that no left turns are allowed exiting the property. The new proposed driveway on the south portion of the site, alignment with 103th Avenue, shall be a full access intersection with Davenport. The applicant shall submit a drawing of Davenport St. that provides for necessary turn lanes that will be reviewed and approved by engineering staff and meet necessary roadway design requirements to the greatest extent possible.
2. No subsequent permits for building expansion or building remodeling that generates increased parking demand will be approved for the south campus unless there are sufficient

parking stalls added to support the expanded use or it is adequately justified and determined by the city that current parking is sufficient.

3. Park dedication will not be required for the 3.42 acres (existing Outlot A) because no structures/development is planned for this area. If in the future, this 3.42 acres is developed and a building permit is required, park dedication will be required at the current rate in effect.
4. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of SLP ISD #16 Second Addition.

**PASSED** by the City Council of the City of Blaine this 20<sup>th</sup> day of July, 2020.